

JAMES A. WILBANKS, ET AL., ET UX
Grantors

TO

TIMOTHY A. MOTE and wife, JANET L. MOTE,
and DAVID R. KIME,
Grantees

WARRANTY

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, we, James A. Wilbanks and wife, Eleanor L. Wilbanks, and James A. Wilbanks, guardian of Mitchell T. Wilbanks, Sherry Lynn Wilbanks and Guy T. Wilbanks, minors, do hereby sell, convey and warrant unto Timothy A. Mote and wife, Janet L. Mote, and David R. Kime, as joint tenants with the full right of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 1, Section A, Southaven Subdivision, in Section 14, Township 1 South, Range 8 West, as shown on the revised plat of said Subdivision which is recorded in Plat Book 2, Pages 4 and 5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by James A. Wilbanks and wife, Ruby H. Wilbanks, dated November 15, 1963, in favor of Allied Investment Company (now National Mortgage Company), and of record in Book 73, Page 227, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Ten Thousand Two Hundred Seventy-one and 40/100 Dollars (\$10,271.40), and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by National Mortgage Company in connection with the loan made by Allied Investment Company on the above described property.

By way of explanation, Ruby H. Wilbanks departed this life intestate on June 27, 1971, leaving as her heirs at law her husband, James A. Wilbanks, and three children, Mitchell T. Wilbanks, Sherry Lynn Wilbanks and Guy T. Wilbanks, all minors. James A. Wilbanks, husband of the said Ruby H. Wilbanks, was appointed guardian of Mitchell T. Wilbanks, Sherry Lynn Wilbanks and Guy T. Wilbanks, minors, by decree of the Chancery Court of DeSoto County, Mississippi, dated April 1, 1976, in Cause No. 76-183. That said decree appointing the guardian and approving the sale of the said minors' interest in real estate is of record in Minute Book 45, Pages 31-34, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1976.

Grantor, Eleanor L. Wilbanks, joins in this conveyance to convey any and all homestead rights which she may have in the above described property.

WITNESS the signature of the Grantors, this the 1st day of April, 1976.

James A. Wilbanks
James A. Wilbanks

Eleanor L. Wilbanks
Eleanor L. Wilbanks

James A. Wilbanks, Guardian of Mitchell T. Wilbanks
James A. Wilbanks, Guardian of Mitchell T. Wilbanks

James A. Wilbanks, Guardian of Sherry Lynn Wilbanks
James A. Wilbanks, Guardian of Sherry Lynn Wilbanks

James A. Wilbanks, Guardian of Guy T. Wilbanks
James A. Wilbanks, Guardian of Guy T. Wilbanks

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named James A. Wilbanks and wife, Eleanor L. Wilbanks, and James A. Wilbanks, guardian of Mitchell T. Wilbanks, Sherry Lynn Wilbanks and Guy T. Wilbanks, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of April, 1976.

Notary Public

My Commission expires:

My Commission Expires:

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 05 minutes 11 M. 2 day of April 1976, and that the same has been ordered to Book 123 Page 611 records of DEED

Witness my hand and seal this the 2nd day of April 1976

3.50

H. R. Ferguson